

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

**THE RIDGE AT WINDMILL HILL
PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE**

As Required By Section 209.004, Texas Property Code

NOTICE IS HEREBY GIVEN that the below property is controlled by a mandatory homeowners association.

1. SUBDIVISION INFORMATION: The Ridge at Windmill Hill is a phased addition to the City of Cedar Hill, Dallas County, Texas.

- The plat of The Ridge at Windmill Hill was recorded on May 10, 2005 as Document 200503348031, Plat Records, Dallas County, Texas.

2. DECLARATION INFORMATION: Lots in The Ridge at Windmill Hill are subject to the Declaration of Covenants, Conditions & Restrictions for The Ridge at Windmill Hill Homeowners Association an Addition to The City of Cedar Hill, Dallas County, Texas, recorded on August 25, 2004, as Document No. 200403030423 of the Real Property Records, Dallas County, Texas, as it may be amended from time to time.

3. NAME OF PROPERTY OWNERS ASSOCIATION: The Ridge at Windmill Hill Homeowners Association, Inc.

4. ASSOCIATION'S MANAGING AGENT NAME AND MAILING ADDRESS:

<i>c/o</i> Texas Star Community Management, LLC	Phone: (469) 899-1000
6401 S. Custer Road	Fax: (469) 533-8836
Suite 2020	Website: www.townsq.io
McKinney, TX 75070	Resales Certificates: www.homewisedocs.com
	Email: manager@tscmanagement.com

5. COSTS ASSOCIATED WITH PROPERTY TRANSFER:

Resale Certificate:	\$300.00
Statement of Account	\$ 75.00
Update Fee:	\$ 75.00
Transfer Fee:	\$150.00
Lender Questionnaire:	Up to \$200.00
Working Capital Contribution:	\$100.00

Reserve Contribution: \$150.00

DATED: August 2, 2021

**THE RIDGE AT WINDMILL HILL
HOMEOWNERS ASSOCIATION, INC.**
a Texas property owners association

By: **TEXAS STAR COMMUNITY MANAGEMENT, LLC**
a Texas corporation, its managing agent

By: *Susan Garrett*
Susan Garrett, Vice President of Client Relations

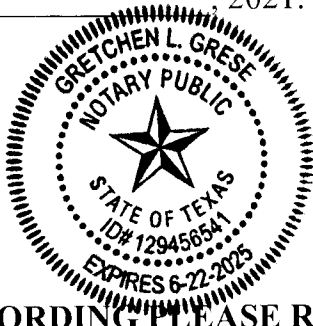
ACKNOWLEDGEMENT

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, the undersigned notary public, on this day personally appeared Susan Garrett, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that s/he executed the same for the purposes and consideration set forth therein and in the capacity therein stated.

SUBSCRIBED AND SWORN TO BEFORE ME, on this the 2nd day of

August, 2021.



Gretchen L. Grese
**NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS**

AFTER RECORDING PLEASE RETURN TO:

Texas Star Community Management, LLC
6041 Custer Road, Suite 2020
McKinney, TX 75070

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202100251736

eRecording - Real Property

Recorded On: August 24, 2021 09:23 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202100251736
Receipt Number: 20210824000105
Recorded Date/Time: August 24, 2021 09:23 AM
User: Vickey J
Station: CC07

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Dallas County, Texas.**

John F. Warren
Dallas County Clerk
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", located to the right of the printed name and title.